



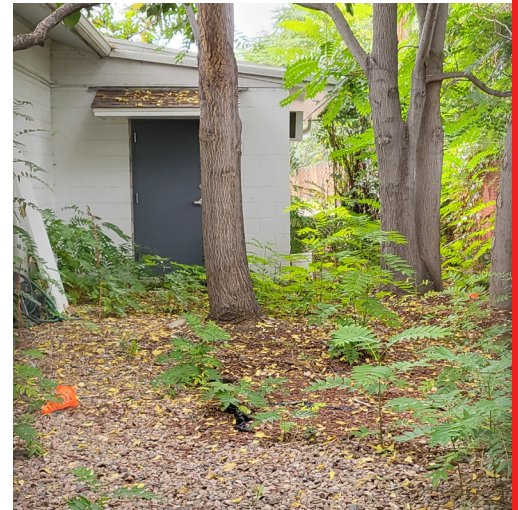
Prime Location for Sale

1921-1923 Wadsworth Blvd

3,030 SF | \$999,900



- Excellent visibility and signage opportunities along one of Lakewood's most heavily traveled corridors, ensuring strong daily traffic exposure
- Ample On-Site Parking - Dedicated front parking lot with multiple striped spaces, providing convenience for customers and employees.
- Versatile Building Layout
- Flexible floor plan suitable for a variety of uses. Former salon space and general retail
- Opportunity for an owner-user to occupy and operate their business or for an investor to reposition and lease out for stable rental income.
- Located in a dense residential and commercial area with excellent access to major retailers, services, and nearby neighborhoods.



Demographics & Community	3 Miles	5 Miles	10 Miles
2024 Population:	141,838	391,354	1,176,296
2024 Households	62,740	172,140	507,523
2024 Avg Household Income:	\$100,219	\$103,572	\$109,281

County :	Jefferson
Year Built:	1962/1966
Acres:	.347
Zoning:	M-G-S
Parking Ratio:	2.75 : 1,000
Building Class:	B

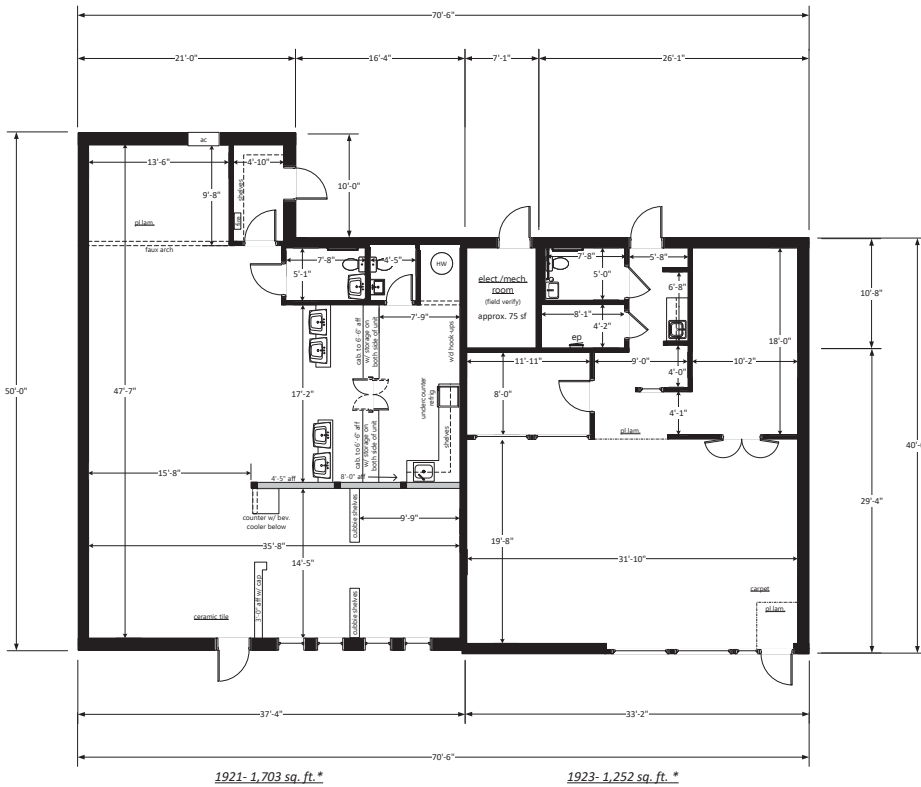
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